

CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
AUGUST 21, 2019

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Committeemen Pelura, Bomba, Dowe, Newton and Brown were present. Also present at this meeting were M. Stout-CMFO/Administrator, A. Venuto-Deputy Clerk, J. Santogrossi-Public Works Manager, G. Krivda Police Chief and A. Telsey- Solicitor.

Mayor Brown called the meeting to order and read the **Open Public Meeting Act**. He led the **Pledge of Allegiance to the Flag**. Roll call was taken.

Under **Committee Departmental Reports** *Mr. Bomba* mentioned the Industrial Commission meeting held on August 12th. He said they are still looking for grocery stores that would like to relocate to this area. Letters or emails are being sent out. *Mr. Bomba* mentioned the work being done on Route 40 interchange by 140 and 540. This work is for the new warehouse construction. It is in the hands of the State and close to completion.

Mr. Newton said the Homestead Rebate credit has been applied to the November 2019 quarter. This credit for the second half of 2016 applications updated coupons will be mailed to recipients in September. He spoke of the Tax Sale as being on September 16th. It can be viewed on line on the Township website or in the Tax Office. The deadline to file the 2018 property taxes reimbursement is on October 31st. New applicant forms and qualifications are at the Tax Office. Chief Krivda spoke about the complaint of speeders on North Broad Street and the store, KNF Market, where kids hang out. He said his department did traffic enforcement and quality of life enforcements. For 33 days the traffic sign was placed on the road, 37 summons were issued; 7 speeding, 9 loud music complaints and made 13 arrests which 5 were drug related. Chief Krivda mentioned the National Night Out event. He said it was well attended and was successful. He thanked his Officers for helping from setting up tables to being there at night to support the Township.

Mayor Brown said he attended the JIF Annual Retreat on July 25th and 26th. He said they outlined the agenda for the year. A training session was held here in the courtroom on July 19th on Dealing with Difficult People. This was a mandatory training session and most of our employees attended. Mayor Brown mentioned the Special meeting on Monday, August 5th for a presentation from two companies wishing to come to Carneys Point for Medical Cannabis. One is a dispensary and one a growing facility. He said both were approved by the Township and most of the residents were approving. He said there was also a presentation for another warehouse. On August 13th both Cannabis Companies went before the Planning Board for zoning approval. The Planning Board heard the cases and approved both. Now, they both have to apply to the State to see if they can get a license. The warehouse was also at the Planning Board meeting for approval. That too was approved. Mayor Brown said he and Mr. Newton attended a meeting with the DRBA on bring businesses or warehouses to the industrial park they currently have on Route 48. Mayor Brown said he had a meeting today with the DOT for the on again/off again round about on Route 130 and Hollywood Ave. He said a letter was received to postpone indefinite. He said the contractor had overextended themselves. He said we are pushing them to keep on schedule due to this completion will trigger the pavement of Route 130 from Deepwater to Bridgeport. Lastly, Mayor Brown mentioned complaints for the Code Office. He said if you have a complaint then fill out a card at the Code Office so it can be processed. There is a process that has to be followed and it takes time.

Mr. Dowe said the Recreation Commission handed out popcorn at National Night Out with was the first Tuesday in August. This was a very good event. The next event for the Recreation Commission is the Community Yard Sale which is on September 14th and 15th. *Kim Murray* is the person to contact to get put on the list of sellers. He also commented on Wednesday, October 23rd will be the Halloween in the Park. The information for that event will be coming. *Mr. Dowe* spoke on the Municipal Court. Our Deputy Administrator is doing well in taking her classes to become certified as a Court Administrator. He said in 2017 we had Bail Reform, now there is Court Reform. As he hears and gets more information, he will bring it to the Committee. Our Administrator feels this is going to be a positive movement.

Mr. Pelura commended the Police Department for both Carneys Point and Penns Grove on National Night Out. He mentioned receiving a complaint about wild animals by the dumpsters at an apartment site. He spoke to *Mr. Santogrossi* in Public Works and he said all dumpsters have lids that should be kept closed. *Mr. Pelura* said he spoke to the resident and to the Management of the Apartments to say the lids need to be kept closed to keep the animals out. Mayor Brown asked for a motion to approve the reports. *Mr. Bomba* made that motion, seconded by *Mr. Dowe* and all were in favor.

Mayor Brown asked for a motion to approve **all properly audited vouchers in the amount of \$1,650,366.98**. Motion was made by *Mr. Pelura*, seconded by *Mr. Bomba* and all were in favor. Under **Consent Agenda** a motion was made by *Mr. Bomba*, seconded by *Mr. Dowe* to accept **Monthly Committee Reports from July, 2019**. All were in favor.

Mr. Newton made a motion to approve the **Administrative Compensation Time**, seconded by *Mr. Bomba* and all were in favor.

Mr. Pelura made a motion to approve the **minutes from the regular Committee meeting held on July 17, 2019**. Seconded by *Mr. Dowe* and all were in favor.

RESOLUTION 2019-143

DRIVE SOBER OR GET PULLED OVER 2019 CRACKDOWN

Motioned on by *Mr. Newton* to support the Drive Sober or Get Pulled Over 2019 Statewide Crackdown from August 16th to September 2nd. Seconded by *Mr. Pelura* and a unanimous vote was taken.

RESOLUTION 2019-144

APPROVING CHANGE ORDER #2 2017 STATE ROAD RESURFACING PROGRAM

Mr. Bomba made the motion to approve the second change order which was for no change to the contract, seconded by *Mr. Newton* and a unanimous vote was taken.

RESOLUTION 2019-145

AUTHORIZE PARTIAL PAYMENT #2 TO LANDBERG CONSTRUCTION, LLC FOR 2017 STATE ROAD RESURFACING PROGRAM.

Mr. Dowe made a motion to grant the partial payment in the amount of \$5,157.74. Seconded by *Mr. Bomba* and a unanimous vote was taken.

RESOLUTION 2019-146

APPROVE SHARED SERVICE AGREEMENT FOR HEALTH OFFICER

Mr. Newton made a motion to approve the Shared Service Agreement with the County of Salem for the services of a Health Officer, seconded by *Mr. Bomba* and a unanimous vote was taken.

RESOLUTION 2019-147

AUTHORIZE A DISCHARGE OF MORTGAGE-MILLER

Mr. Bomba made a motion to authorize a discharge of mortgage for a Small Cities Grant to Evelyn Miller of Seminole Lane Pedricktown, seconded by *Mr. Pelura* and a unanimous vote was taken.

RESOLUTION 2019-148

APPROVE A CHAPTER 159-DRIVE SOBER OR GET PULLED OVER

Mr. Pelura made a motion to approve the insertion of an item of revenue into the 2019 Budget under the caption "Drive Sober or Get Pulled Over" in the amount of \$5,500.00, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2019-149

AUTHORIZING THE FORECLOSURE OF THE TAX SALE CERTIFICATES HELD BY CPT ON THE ATTACHED LIST PURSUANT TO THE STATUTES

Mr. Newton made a motion to approve the foreclosure of the tax sale certificates held by the Township on the attached foreclosure list pursuant to State Statutes. Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2019-150

DECLARING AN INTENT TO SATISFY ANY GAPS IN FUNDING NECESSARY TO VOLUNTARILY ADDRESS THE KNOWN AFFORDABLE HOUSING OBLIGATIONS

Mr. Newton made a motion to declare the intent to satisfy any gaps in funding necessary to voluntarily address the known Affordable Housing Obligations to satisfy Round 3, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2019-151

APPROVE TO SUBMIT A GRANT APPLICATION WITH NJ DEPT OF COMMUNITY AFFAIRS FOR VACANT AND ABANDONED PROPERTY REHABILITATION

Mr. Dowe made a motion to approve the submission and execution of a grant application and contract with NJ Department of Community Affairs for vacant and abandoned property rehabilitation. Seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2019-152

GRANT MANAGEMENT PLAN

Mr. Dowe made a motion to approve the Grant Management Plan prepared by the Township and submitted to DCA Small Cities with the application for Vacant and Abandoned Properties is here by adopted to identify Tammy Wetzel of TRIAD Assoc as the Project Coordinator and Mrs. Stout as the Program Director and Contact person, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2019-153

CITIZEN PARTICIPTION PLAN FY2019

Motioned on by Mr. Dowe that the Citizen Participation Plan 2019 is adopted by the Township and the Township will follow all regulations set forth in the document throughout the term of the grant, seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2019-154

IDENTIFYING COMMUNITY DEVELOPMENT BLOCK GRANT FAIR HOUSING OFFICER FY2020 INNOVATICE DEVELOPMENT FUND

Mr. Dowe made a motion that will allow for the publishing in the local paper the name of the Fair Housing Officer for Carneys Point Township, seconded by Mr. Bomba and a unanimous vote was taken.

Under **Correspondence** Mayor Brown mentioned a letter from the MAPSA Coordinator requesting the removal of Kim Minguez as a member. Mr. Pelura asked if a resignation letter was received or was a letter sent to her asking for her resignation. Mr. Dowe said the last time she attended a meeting was over a year ago. Mayor Brown said he also has a request to remove Tyler Deusa from MAPSA. Mr. Pelura said the Township can't just remove without

documentation. Mr. Dowe said he will follow up with the Coordinator. Mayor Brown said these will be tabled and put on the next agenda.

Mayor Brown made a Mayoral Appointment of Edward Voyles as the Deputy Emergency Management Coordinator. He said Mr. Voyles has been cleared by the County and has started taking classes.

Mayor Brown mentioned a letter from Larry Rabyak PGHS Wrestling Booster Club requesting to use the Rivers Edge Community Alliance for practice three nights a week for two hours each visit (YMCA). After discussion the Committee said Mr. Rabyak will have to provide proof of insurance. Mayor Brown said Mrs. Stout will take care of this.

Lastly, there was a letter from the Salem County Mosquito Control stating that due to the extreme load of projects they will not be accepting projects from Townships in the form of resolutions. They will be self-evaluating each project. Mayor Brown said if there is a problem at your home give them a call.

Under **Old Business** Mayor Brown asked Mrs. Stout to address the BAN sale. Mrs. Stout said on August 6th there was a Bond Anticipation Note sale. There were six Bidders with Amboy Bank being the lowest bidder at a rate of 1.52%.

New Business, Mayor Brown said the Planning Board Volunteers have to take a class to sit on the Planning Board. But there have been towns where the Town or the individual volunteer has been sued over a decision that was made. Our JIF is doing additional training and will offer the Township a special insurance to help protect our volunteer workers and the Township.

Public Participation: Martin Cleary of Broad Street commented that the ditch by the Sewerage Plant belongs to the Township. He said he found this information out. He said the Township always took care of this and he feels the Township still should. Mr. Cleary said "Tough Decisions Require Tough Leadership". Mr. Cleary ask Mr. Pelura when is he going to get tough. Not knowing what he was referring to this was dropped. Mr. Cleary spoke of Shared Services. He said a true Shared Service combines both departments. Mr. Cleary said he has the rules and what we have is not a Shared Service. Mayor Brown said when we do a Shared Service, we have our Attorney go over the rules and regulations on doing a Shared Service. We have a few currently at the Township.

Dave Wright of Goldwood Rd. mentioned the road work on Route 40. Mr. Bomba said the State is not finished yet. There is still more to do but the lights are almost done.

Marilyn Waring Lupine Ln. mentioned the Mayor skipped over the update from the Planning Board meeting under the old business. Mayor Brown said he give the report earlier in the meeting. He said two companies came to the Township, one for dispensing and one for growing cannabis. They both gave a presentation and was received well by the residents in the audience. The Committee approved both. On the 13th of August both companies went before the Planning Board for zoning approval. Both companies received approval at the Planning Board. Mr. Pelura commented that the Township approved a letter of support only. The Planning Board approved the zoning only. If they get the State approval then they would have to go before the Planning Board for approvals. Mayor Brown said only 27 licenses will be issued in the State. She asked if this is for medical or recreational. Mayor Brown said at this point the State does not allow recreational. Mr. Pelura said this is like a pharmacy, you will need a prescription to obtain cannabis. Mayor Brown also mentioned needing an ID card. He said there are websites you can visit to get an overall view of the facilities and companies. With no more public questions or comments this portion was closed.

RESOLUTION 2019-155
EXECUTIVE SESSION

Mr. Bomba motioned to convene into Executive Session, seconded by Mr. Dowe and a unanimous vote was taken. The regular meeting ended at 6:48 pm.

A motion was made by Mr. Dowe to reconvene in regular session, seconded by Mr. Bomba and all was in favor. The regular meeting reconvened at 8:07 pm.

Mayor Brown asked for a motion for approval to issue a notice of discipline as described in the executive session. Mr. Pelura made the motion, seconded by Mr. Dowe and all were in favor.

With no further business to discuss, a motion was made by Mr. Dowe to adjourn and seconded by Mr. Newton. Motion passed with five affirmative votes. Meeting adjourned at 8:08 p.m.

Approved: 9/4/19

Andrea Venuto
Andrea Venuto, Deputy Municipal Clerk